



AREA

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BEVERLY HILLS

## CHIC & PRIVATE FRENCH CONTEMPORARY WITH GORGEOUS GROUNDS BY APPOINTMENT ONLY



### 807 N CAMDEN DRIVE, BEVERLY HILLS

A chic French contemporary home perfectly situated on one of Beverly Hills most beautiful streets. **Approx 7,175 sq.ft. house on 16,556 sq.ft. lot with 5 bedrooms and 6 baths.** Exquisite period detail is effortlessly combined w/ New York chic design. This residence has been meticulously renovated as designer's own with elegant furnishings throughout. This property is grand for entertaining and intimate for friends and family. Downstairs features a chef's kitchen w/ large Carrera marble island, family room w/ adjoining breakfast room, living room w/ doors to the patio & garden, FDR & a lounge/bar. Upstairs is a spacious master suite w/ lavish his & hers separate baths & walk-in closets. There are 3 further en-suite bedrooms on this level. A 3rd level contains a large sunlit gym, office space & massage room. The property is private and surrounded with mature impeccably manicured landscaping, covered outdoor living/dining spaces, brick pathways & a swimmer's pool. Wonderful guest house is perfectly tucked at the far edge of the backyard hidden with trees and with its own beautiful patio courtyard for guests.

OFFERED AT \$45,000/MO FURNISHED OR SHORT TERM AVAILABLE



**GINGER GLASS**

BROKER • AGENT • ATTORNEY

**310.927.9307**

ginger@gingerglass.com



**GLOBAL  
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AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST

*A 1936 Art Deco Streamlined Moderne  
in the Style of William Kesling, A.I.A*

3460 North Oak Glen Drive, Hollywood Hills 90068

Original List Price: \$1,289,000

New Year – New Reduced Price: \$1,225,000



- 3 Bedrooms
- 3 Bathrooms
- Living Room
- Formal Dining Area
- Terrace with Views
- Period Details Throughout



- Gourmet Kitchen
- Top-Of-The-Line-Appliances
- Breakfast Bar
- Family Room with Bar
- Powder Room
- Room for Pool & Spa



- Original Oak Floors
- Gated & Walled
- Original Steel Windows
- Aprx. 14,000 Lot
- Panoramic Views
- Possible Guest Unit

**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

**OPEN HOUSE:**  
**TUESDAY, 1/16/2018**  
**11:00AM - 2:00PM**

[www.3460oakglen.com](http://www.3460oakglen.com)

**Rick Chimienti**  
**310.985.3420**  
**310.777.2810**  
[rickc@bhhsca.com](mailto:rickc@bhhsca.com)  
CalBRE#01047001



AREA  
3SUNSET STRIP -  
HOLLYWOOD HILLS WEST

GATED AND EXTREMELY PRIVATE SPANISH DESIGNED HOUSE WITH  
IMPECCABLE DETAIL AND STUNNING VIEWS  
**BY APPOINTMENT ONLY - REDUCED \$300,000 FOR QUICK SALE**



**1888 N. CRESCENT HEIGHTS BLVD, SUNSET STRIP**

Gated and extremely private Spanish designed house with impeccable detail and stunning views. Approx 3,175 sq.ft. house on 13,280 sq.ft. lot with 3 bedrooms and 3 baths. Enter through the courtyard with beautiful water fountain over looking the city. Fabulous living room with double height ceilings with stunning French doors and fireplace. Over approximately 2,400 square feet of deck space perched on prime N. Crescent Heights with wide street and tons of parking for entertaining just above famed Chateau Marmont. Wonderful open kitchen, dining and family room with fireplace and huge wrap around terraces for large scale entertaining. Master suite upstairs with city views, fireplace and deck with wrap around endless wardrobe closets. Guest living space with private entrance and newly remodeled bathroom with two bedrooms with separate deck area.

**OFFERED AT \$3,699,000**



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JUST LISTED  
OPEN TUESDAY 11:00 TO 2:00PM



## 2660 LARMAR ROAD, OUTPOST ESTATES

RESORT STYLE LIVING IN OUTPOST/HOLLYWOOD HILLS! STUNNING 2-STORY SPANISH WITH GATED COURTYARD LEADS TO ARCHED ANTIQUE DOOR OPENING TO EXPANSIVE TOWER ENTRY AND INVITING FLOOR PLAN. TWO MASTER SUITES & TWO ADDITIONAL GUEST BEDROOMS, GOURMET KITCHEN WITH TOP OF THE LINE APPLIANCES OPENS TO A GREAT ROOM WITH FIREPLACE, THEN FLOWS RIGHT INTO A FORMAL DINING ROOM THAT SHARES A DRAMATIC CONCRETE BALL FIREPLACE WITH THE LIVING ROOM, WHICH ALSO OFFERS DRAMATIC SCALE & OVERLOOKS SPARKLING POOL WITH SPA AND WATERFALL. FIRST FLOOR LIVING AREAS FEATURE FRENCH DOORS THAT OPEN ONTO A GRASSY YARD WITH VIEWING DECK & AND MESMERIZING CITY VIEWS. TRULY A MAGICAL HOME!

[WWW.2660LARMARROAD.COM](http://WWW.2660LARMARROAD.COM)

NOW OFFERED AT \$3,395,000 OR \$15,000/MONTH, FURNISHED



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JAMES HANCOCK

"A Name You Can Trust"

(310) 777-6351 [james@jameshancock.com](mailto:james@jameshancock.com)





AREA  
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BEL AIR - HOLMBY HILLS

## IMPECCABLE BEL AIR CREST HOME BY APPOINTMENT ONLY



### 2277 WORTHING LANE, LOS ANGELES

Fabulous designer home with extraordinary finishes and imported tiles and stones throughout with elevator to all floors and to the rooftop deck with sweeping canyon views. **Approx 7,797 sq.ft. house on 18,494 sq.ft. lot with 5 bedrooms and 7 baths.** Very private home perfectly situated in a cul-de-sac in prestigious Bel Air Crest gated community just a minute walk to community tennis courts, clubhouse, fitness center and community pool. Large open rooms with high ceilings and gorgeous windows throughout. Fabulous living room, oversized dining room, modern cook's kitchen with top-of-the-line stainless steel appliances. Elegant master with his and her baths with huge walk-in closets and large spa tub and fireplace in her bath. Stunning fully tiled pool with waterfalls, outdoor full barbecue kitchen, outdoor covered living room area and built in electronic awnings and outdoor showers. This home was designed and constructed using simply the finest quality and design for owners. Airplay sound system inside every room and backyard and automated pool remote system.

OFFERED AT \$7,900,000



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**310.927.9307**

[ginger@gingerglass.com](mailto:ginger@gingerglass.com)



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AREA  
4  
BEL AIR – HOLMBY HILLS



**PERMIT-READY DEVELOPMENT OPPORTUNITY**  
**1116 Chantilly Road, Bel Air**

Rare opportunity to acquire approximately 2/3 of an acre development site in prime Bel Air for investor or owner/user with park-like grounds. Huge flat pad and permit ready. Best value in Bel Air! This exceptional lot has an amazing frontage of over 170 ft with trees and wooded area are majestic, tranquil and private. This is one of a kind lot. Accessible through the prestigious East and West gate with convenient proximity to the Bel Air Hotel & Bel Air Country Club. Plans for approximately 7000 SQ FT contemporary home. Must see to appreciate!

OPEN TUESDAY 11-2

Offered at \$3,250,000



**Marcus Kassin**  
REALTOR®  
Coldwell Banker Residential Brokerage  
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AREA  
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WEST HOLLYWOOD VICINITY

BRIGHT AND NEWLY REMODELED HOME IN PRIME WEST HOLLYWOOD  
OPEN TUESDAY 11-2



743 HUNTLEY DRIVE, WEST HOLLYWOOD

Newly remodeled and bright spacious gated home in heart of West Hollywood with parking for 4-5 in carport/gates. **Approx 1,684 sq.ft. house on 5,849 sq.ft. lot with 2 bedrooms and 3 baths.** Hardwood floors with wood burning fireplace and freshly painted walls make interior light and bright. Large kitchen with washer & dryer. Great master opens to landscaped private backyard with spacious grassy yard, palm trees and fountain. Close to Melrose shops and Santa Monica Blvd cafes. Bright spacious and open floorplan with extreme pride of ownership.

NOW OFFERED AT \$6,900/MONTH



**GINGER GLASS**

BROKER • AGENT • ATTORNEY

**310.927.9307**

[ginger@gingerglass.com](mailto:ginger@gingerglass.com)



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AREA  
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HANCOCK PARK – WILSHIRE

# Country Club Park HPOZ



1050 S GRAMERCY DR

**Open Tuesday, January 16th from 11 to 2**

Handsome spacious Craftsman in Country Club Park HPOZ with Mills Act Status (offering property tax savings). Period details throughout with beautiful woodwork including grand staircase, wainscoting, big living room with fireplace, formal dining room &

library/office. Period appropriate remodeled kitchen and breakfast room leading to entertaining deck and grassy yard. Upstairs includes 4 spacious bedrooms and 2 baths plus additional bedroom converted to walk-in closet. Garage with bonus room.

Offered At **\$1,395,000**



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

**Kevin Bacher**  
(310) 200-4916

131 S. Rodeo Drive Beverly Hills, CA 90212

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# 818 NORTH CURSON AVE

## OPEN TUESDAY 1-2PM AND 5-7PM



One of a kind 2017 construction with an incredible rooftop deck that boasts 360-degree views all the way to the Hollywood sign, fully equipped outdoor BBQ area, fire pit and unique outdoor theater projection screen. This ultra-modern smart home is 5,300 square feet with 5 bedrooms and 5.5 bathrooms and is meticulously detailed with a large open floor plan, towering windows, expansive ceilings, Italian imported tile flooring, and sleek high end linear lighting through out. Includes a carefully thought out kitchen with spacious large island, custom cabinetry, breakfast bar and wolf appliances that run off steam. Fleetwood doors opens living area into a completely privatized backyard featuring a double-sided fireplace and outdoor seating area with pool. Luxurious his and hers master bath designed with elegance, high end finishes, large bathtub and a smart hub steam shower. Loaded with tons of natural light this modern sits on a prime desirable street in the Melrose District and is only minutes from the finest dining and shopping that Los Angeles has to offer.

OFFERED AT \$4,300,000



BEN BACAL  
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RON MAMAN  
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DAVID FERRUGIO  
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DAVIDFERRUGIO@GMAIL.COM  
WWW.DAVIDFERRUGIO.COM



AREA  
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CULVER CITY



3149 ROBERTS AVE

Culver City Art District Triplex with loads of charm! All the units delivered vacant. Three one bedroom, one bath spacious units approximately 700 sqft each. Separate dining rooms. Additional closet space, Charming original kitchen and baths. NEWLY PAINTED INSIDE AND OUT

WITH FRESHLY REFINISHED HARDWOOD FLOORS. Also includes an attached two-car garage. Amazing location near Expo Light Rail Station! Near the Platform's and Helms Bakery's shops & restaurants!

Offered At **\$1,495,000**

Morgan Pasco    BRE:  
(310) 606-3887    #0131375

1309 S. Stanley Los Angeles, CA 90019  
<http://www.morgan-re.com>



# Westchester 4 + 3 on BIG LOT

AREA  
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WESTCHESTER



5701 W 76TH ST

**Tuesday, January 16th from 11 to 2**

Rare 1 story, light-filled, large architectural 4 bedroom, 3 bath home on a big lot in a great Westside location. Spacious Open Great Room with high ceilings leading directly outdoors to a large entertaining area and grassy backyard. Big master suite with high vaulted ceilings,

large walk-in closet & big master bath. 3 additional well-proportioned bedrooms. Open eat-in kitchen w/ newer stainless steel appliances. Garage can easily be used for bonus room. Driveway for additional parking as well.

Offered At **\$1,439,000**



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

**Denny Kagasoff**  
(310) 428-8686

131 S. Rodeo Drive Beverly Hills, CA 90212

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# MALIBU COLONY COTTAGE

**23511 MALIBU COLONY RD. # 82A - MALIBU**

**\$18,995 PER MONTH YEARLY – ALSO AVAILABLE SHORT TERM**

**JONAH WILSON**

jonah@jonahwilson.com

jonahwilson.com

310.858.5465

calBRE# 01078809

**HH HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

## BY APPOINTMENT ONLY

This quintessential Malibu Colony Cottage is finished to perfection. Beautiful gardens and lush landscaped grounds surround this absolutely charming landside Colony home with 3 bedrooms, 3 baths in the main house plus a separate 1 bedroom, 1 bath guest cottage. Wonderful back yard with outdoor wood-burning fireplace, built-in BBQ, spa, seating and dining areas that are ideal for entertaining. Just steps away from a deeded beach access for across the street.

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AREA  
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PARK HILLS HEIGHTS



## Historic Village Green Townhouse

Open House Tuesday, 1/16/2018 11am-2pm

Avocado Toast + La Croix Served

5439 Village Green | Baldwin Hills

[HistoricVillageGreen.com](http://HistoricVillageGreen.com)

\$499,000 | 2 Bed | 1 Bath | 1,100 Sq Ft

Designed in the Modernist Garden Style, circa 1942 by Architect Reginald D. Johnson, this stunning townhouse is in the historic landmark Village Green. This rare offering is a quiet, courtyard-facing unit far from the street. Downstairs is a spacious living room and dining room that opens to a large patio surrounded by mature trees to create your own urban paradise. Features include an updated kitchen, inside washer/dryer, original parquet + hardwood floors, central air and heat (rare in this complex) and 1 car garage. Upstairs are two generously sized bedrooms and updated bathroom with spa tub & shower. Surrounded by windows on three sides you will feel as if you have left the City.

**Monique + Joe Carrabba**

323.899.2900

[mojoe@carrabbagroup.com](mailto:mojoe@carrabbagroup.com)

[CarrabbaGroup.com](http://CarrabbaGroup.com)

CalBRE: 01708376/01791624

**CARRABBA**  
+ GROUP

COMPASS

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## Mid Century Condo in Cameo Woods . . .

**Open House Tuesday, 1/16/2018 11am-2pm . . .**

**Avocado Toast + La Croix Served . . .**

**5886 Bowcroft St. #1 | Blair Hills/Culver City Adjacent  
Cameo-Woods.com**

**\$425,000 | 2 Bed | 1.5 Baths | 910 Sq Ft**

Welcome to one of the most coveted locations in the gated Mid Century community of Cameo Woods. Feel like you're on holiday 24/7 in this luxe compound. A ground floor condo that offers a little piece of paradise-tucked away in the quietest section of the complex. This 2 bedroom 1.5 bath offers elegant details throughout-stunning hardwood floors, vintage vinyl tile in the kitchen and baths + updated stainless steel appliances with inside washer/dryer and one car enclosed garage with lots of storage. Sun splashed by windows throughout, you'll feel as if you're in a private oasis away from the City.

**Monique + Joe Carrabba**

**323.899.2900**

**mojoe@carrabbagroup.com  
CarrabbaGroup.com**

**CalBRE: 01708376/01791624**

**CARRABBA  
+ GROUP**

**COMPASS**



AREA  
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ENCINO

Open House Friday 1/19 11am-1:30pm &amp; Sunday 1/21 1pm-4pm

**17110 McCormick Street | Encino****Offered at \$3,875,000**

Exceptional custom Amestoy Estate Tuscan situated on nearly a half-acre of landscaped private grounds. Superb craftsmanship and impeccable attention to detail are evident throughout this 6 bedroom, 8 bath home. A blend of comfortable elegance and timeless sophistication, the luxurious residence is the epitome of California living at it's finest! The private grounds offer a grassy play yard, pebble tech pool/spa, outdoor powder room, covered exterior living space with fireplace and ceiling fans, full summer kitchen with barbecue, outdoor burners, smoker, warming drawer, refrigerator, and prep area. Other amenities include a dedicated in-home theatre, wine cellar, 5-car garage, gated circular driveway, maid's/guest quarters, surround sound, and closed circuit security system.

**Harriet Cameron**

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**Andrew Spitz**

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AndrewSpitz@bhhsca.com

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AREA  
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SHERMAN OAKS

**NEW LISTING****4132 WOODCLIFF ROAD | SHERMAN OAKS**

OPEN TUESDAY 11-2 &amp; SUNDAY 2-5

\$2,750,000 | 5 Bed + Office | 4.5 Bath

Enter your privately gated driveway and through the double door entry into this 2 story Mediterranean style home. This home is a perfect combination of classic comfort and modern technology. Everything from the hardwood floors, wrought iron railing and chandelier, arched doorways, open floor plan formal living room, which features a fireplace, built in bookcase, and high ceilings to the French doors overlooking the solar heated swimmers pool. The professionally appointed gourmet kitchen is complete with stainless steel Viking appliances, custom cabinetry, granite counter tops, an oversized island, and a beautiful view into the backyard. The expansive master bedroom features a balcony overlooking the backyard, a fireplace, large custom-built walk-in closet, and an en-suite master bath with jetted tub! Bonus upstairs media/family room. The backyard features covered patio, gated swimming pool and built in fire pit. This home has a highly equipped home security system with 16 indoor/outdoor cameras. Other features include: a 220 Volt charger unit for electric cars and tank less water heater. Rare find in a desirable and friendly neighborhood, conveniently located to many great dining and shopping areas

**GEORGE SHERF**

424.279.3312

georgesherf@gmail.com

Realtor®/Broker

CalBRE# 01501885

280 S. Beverly Dr #211

Beverly Hills, CA 90212



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